



Loudoun County, Virginia

HOUSING STAKEHOLDER GROUP MEETING SUMMARY

Date: April 7, 2014					
Location: County Government Center, 1 Harrison Street, N.E., Lovettsville Room, Leesburg, Virginia					
Staff Present:					
Group Members					
James Anders	Y	David McWatters	Y	Dwight Stonerook	Y
Dawn Billow	Y	Allison Krista Metzger	Y	Helena Syska	Y
Shaun Kelley	Y	John Mossgrove	Y	Teresa Whitmore	Y
Bob Klancher	Y	Esther Price-Johnson	Y	Christine Windle	Y
Richard Klusek	Y	Ryan Sauder	N	Supervisor Suzanne Volpe <i>Ben Fornwalt attended on behalf of Sup. Volpe</i>	N
Pamela McGraw	Y	Steve Schulte	Y		
Linda Neri		Sarah Coyle Etro		Cindy Keegan	
Marrocco				Eileen Mallory	
				Kelly	

Agenda: Welcome; Approval of March 10 and March 24, 2014, Draft Meeting Summaries; Demographer's Pipeline Study; Outstanding Issues: Clarification on Recommendations #19, #25 and #34, HOA and Property Management Issues, ADUAB Recommended Amendments to Article VII; Goals, Objectives and Recommendations; Summary / Next Meeting.

Welcome: Chairman Klancher welcomed everyone to the meeting.

Approval of March 10 and March 24 Meeting Summaries: Minor edits were made to the March 10th meeting summary. Chairman Klancher requested a motion to approve the March 10 meeting summary as amended. Vice Chair Syska made a motion to approve the meeting summary. Ms. McGraw seconded the motion. The March 10 meeting summary was approved as amended 14-0-2 (Ryan Sauder and Teresa Whitmore absent for the vote).

Chairman Klancher requested a motion to approve the March 24 meeting summary as written. Vice Chair Syska made a motion to approve the meeting summary as written. Mr. Stonerook seconded the motion. The March 24 meeting summary was approved as written 13-0-1-2 (James Anders abstained; Ryan Sauder and Teresa Whitmore absent for the vote).

Demographer's Pipeline Study: Jill Kaneff, Demographer, presented the County's demographic forecasts. Ms. Kaneff discussed forecast data components, planning subareas, traffic analysis zones, and the 2013 Fiscal Impact Committee and Council of Governments (COG) housing forecasts. Ben Mays, Director of Management & Financial Services, provided a historical brief on the County's long range demographic and economic planning that tie into the County's growth management strategies and the long-range financial and capital facilities planning. Julie Pastor, Director of the Department Planning, was present to clarify planning and zoning matters.

Outstanding Issues:

Clarification on Recommendations #19, #25, and #34 (attached):

Recommendation #19 – Explore County ownership of ADU rentals considering property management options. Clarification on the intent of having the County entering the rental market with a public entity managing properties was requested. The Housing Stakeholders Group (Group) unanimously agreed not to change their original recommendation to not forward this recommendation to the Board of Supervisors (BOS) as decided during their March 10 meeting. This recommendation will not be forwarded to the Board of Supervisors (BOS).

Recommendation #25 – Give existing ADU renters first preference on the waiting list. During the Group's March 24 meeting, there was an even split vote on the following two motions: (1) Allow ADU renters first preference within 90 days prior to covenant expiration, and (2) Do not allow first preference, keep the process as is. Due to lack of support, the recommendation will not be forwarded to the BOS. Staff requested if the Group was interested in revisiting this issue. The Group did not change their original recommendation. Staff clarified (1) that the County maintains a waiting list for rentals, and (2) a waiting list priority system exists for the initial lottery of brand new projects; after that, it is first come first. Therefore, the process should remain as is.

Recommendation #34 – Determine a sustained funding stream for affordable housing needs. This motion was passed at the March 24 meeting. Staff asked if the Group wanted to enhance the recommendation with more detail. The Group agreed to leave their recommendation as is.

HOA and Property Management Issues:

Ms. Neri discussed the outcome of the February 3rd meeting between Staff, Chairman Klancher, Ms. Whitmore and the Stone Ridge Homeowners Association. The Group reviewed and discussed Ms. Neri's April 3, 2014 memo (attached) to the Group which detailed four issues and potential solutions.

The four issues were:

1. There has been mixed information from the County Attorney's office with respect to foreclosures and the Jefferson case.
2. HOAs and Property Managers are having difficulty in getting assistance from the County when addressing non-compliant ADUs regarding property maintenance issues.
3. HOAs and Property Managers have spent substantial funds to make property improvements when the property owner is in financial stress.
4. HOAs find that it takes an inordinate amount of time to seek financial remedy when an ADU unit falls into financial distress such as foreclosures (i.e. due to delinquent homeowner fees and property maintenance issues). Should the property be purchased back in the ADU program, there is no opportunity for the HOAs to recover any of its costs.

With respect to Issue #1, the County Attorney will assign one point of contact for housing issues. He will also prepare an issue/position paper regarding the Jefferson case to alleviate any confusion regarding the Jefferson ruling.

The Group did not agree to Issue #2's Potential Solution to "convene a group of HOAs and staff from Building and Development, specifically Code Enforcement" to address non-compliant ADU's regarding property maintenance issues.

Issue #3's Potential Solution regarding establishing funding mechanisms to offset property maintenance expenses for non-compliant ADUs was not supported by the Group.

The Group agreed to Issue #4's Potential Solution. The recommendation agreed to was: "The County would establish a policy not to purchase an ADU resale unit that has been subject to a judicial sale (i.e. Tanzanite property) thereby allowing the unit to be sold at market rate. Should the County exercise its option to purchase the unit, it would be done with the understanding that there would be some financial reimbursement to the HOA to recover costs."

ADUAB Recommended Amendments to Article VII:

The Group noted the Affordable Dwelling Unit Advisory Board's (ADUAB) recommended revisions to Article 7 and Chapter 1450 (attached). ADUAB's recommendations will be noted in the Group's Staff Report. Specifically, it will be noted that ADUAB is currently working on its recommended changes to Article VII. Should the Board choose to move forward with a zoning ordinance amendment, the Board should take under advisement ADUAB's recommendations as well. ADUAB will submit under separate cover to the BOS their recommendations to Article VII when they are reviewed.

Goals, Objectives and Recommendations: The Group reviewed seven goals, objectives and recommendations which Staff organized from the Group's recommendations and notes. Staff distributed copies of revised Goal 4 to replace the copy that was sent to the Group via email on April 4. The final goals, objectives and recommendations will be voted on during the April 28 meeting and then forwarded to the BOS via the staff report.

Actions:

- *Staff will review Fairfax County's Housing Blueprint for possible content to be included in the Staff report to the BOS.*
- *Staff will wordsmith Objective A in Goal 7.*
- *Staff will finalize the recommendations.*

Summary / Next Meeting:

Ms. Neri stated that the Group's recommendations will be distributed to the appropriate County departments for review. Chairman Klancher thanked everyone for their hard work and efforts.

The next meeting will be held on April 28 at 5:30pm* (*new start time*) in the Lovettsville Room (1st floor).